



Coldblow Farm
Coldblow | Walmer | Deal | Kent | CT14 9JH







Step inside

Coldblow Farm

Dating back to at least 1728, this charming, detached and unlisted farmhouse stands as a distinguished example of Kentish rural architecture. A home shaped by centuries, enriched by generations, and most recently elevated by the current owners' thoughtful and thorough renovations. A fully insulated new roof, renovated and redecorated interior, and a thoughtfully designed annexe blend seamlessly with the farmhouse's historic character. The result is a residence of rare balance: period charm preserved with integrity, and modern living introduced with quiet sophistication.

Approached by a lengthy private drive, the 1.4-acre plot gradually reveals itself, framed by mature trees and opening onto an expansive front garden laid to lawn. This sweeping green frontage sets a serene tone, offering both privacy and presence. The drive continues around to the rear, where a sizeable yard provides generous parking for multiple vehicles and effortless access to the main house, annexe, barn, and other outbuildings, as well as a sunny patio with a covered seating area.

The farmhouse unfolds across four floors, including a cellar with two useful storerooms. On the ground floor, the front door opens into a welcoming entrance hall. A brick fireplace with double access multi-fuel burner/stove, beamed ceilings and warm herringbone parquet flooring all flow into the adjacent lounge, a large bright space with access onto the rear patio, extending the living space outdoors. Beyond the updated kitchen includes a breakfast bar, built in cabinets and access through to the breakfast area with further doors to the garden, continuing the effortless flow between interior relaxation and al fresco entertaining. The separate dining room, with its striking tiled floor, offers versatility, complemented by additional worktop space and a utility area with room for laundry appliances plus internal access to the garage. The remainder of the ground floor provides further flexible accommodation, including a generous study that steps up into a triple aspect snug with double doors to the garden and a brick fireplace with multi-fuel burner/stove.

The first floor hosts three bedrooms, including the principal suite, where a spacious dressing area leads to an ensuite shower room and steps up into the bedroom, complete with a wall of built in wardrobes. The second bedroom has been opened to the vaulted ceiling above, creating an impressive, airy space, while the third bedroom offers potential as an additional study. Both are served by a separate shower room. The top floor's fourth bedroom is ideal for guests or a family member seeking independence, complete with its own dressing room/bedroom 5 and access to a sizeable bathroom.

Attached on the ground floor but accessed separately via the rear yard is the recently created annexe, comprising a spacious, well appointed kitchen and living area with bifold doors opening onto a deck overlooking the garden, a bedroom with built in wardrobes, and a modern ensuite shower room. A bank of solar panels on the roof enhances energy efficiency, continuing the harmony of tradition, practicality, and innovation found throughout.

Alongside the annexe are two further storerooms and the garage, while across the rear yard stands the fabulous barn; a vast space with huge potential, including a mezzanine loft. The grounds sweep around the house into a fenced rear garden area, creating a private, secure haven for children or pets, with mature plantings and seating areas enjoying panoramic countryside views beyond.







Seller Insight

“We’ve enjoyed this private and privileged position on the outskirts of Walmer, a sought after area rightly celebrated for its peaceful atmosphere, historic charm, and access to some of Kent’s most picturesque seafronts. Just minutes away lies the Walmer and Deal coastline, offering long promenades, shingle beaches, and panoramic sea views stretching towards the iconic Deal Pier. The area is rich in heritage, with Walmer Castle and Deal Castle providing cultural interest alongside beautifully maintained gardens and scenic walking routes. Whether enjoying a morning stroll along the shore, dining in one of Deal’s acclaimed independent restaurants, or exploring boutique shops and galleries, the surrounding towns offer a vibrant yet relaxed coastal lifestyle within easy reach.

Despite its rural tranquillity, our home is exceptionally well connected. Nearby Deal provides a wide range of amenities including supermarkets, cafés, artisan bakeries, leisure facilities, and a thriving high street. For families, the area offers excellent schooling options, both state and independent, while outdoor enthusiasts benefit from easy access to cycling routes, and miles of countryside and coastal paths. Golfing enthusiasts can enjoy their game at the Kingsdown and Walmer and the Royal Cinque Ports golf clubs and if you want to go slightly further afield there are also the championship courses at Sandwich.

We are also ideally placed for commuting. Walmer station is half a mile away, offering high speed direct rail services to London in under 90 minutes, making the capital comfortably accessible for daily travel. Road links are equally convenient, with the A2 and M2 providing straightforward routes towards Canterbury, Dover, and London. This rare combination of rural seclusion, coastal beauty, and strong transport connections makes the location particularly appealing for those seeking a balanced lifestyle; peaceful at home yet well connected when needed.”

Historical Information

The owners have been informed by previous residents of the farm that Lord Wellesley, the Duke of Wellington, used Coldblow Farm to house his hunting dogs when he was Lord Warden at nearby Walmer Castle.

In the 1950s an original 19th Century Hoothen Horse was discovered and dug up in the front garden. This is on display in Deal Museum.

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Travel information

Walmer Station	0.5 miles
Sandwich	6.5 miles
Dover Docks	8.7 miles
Canterbury	17.8 miles
Channel Tunnel	18.8 miles
Charing Cross	82.8 miles
Gatwick	85.8 miles

By Train from Walmer	
St. Pancras	1hr 20 mins
Sandwich	10 mins
Canterbury East	34 mins
Charing Cross	1hr 58 mins
Victoria	1hr 46 mins
Ashford International	40 mins

Leisure Clubs & Facilities

Downs Sailing Club	01304 361932
Deal and Betteshanger Rugby Club	01304 365892
Deal Bowling Club	01304 374701
Dover Athletic Football	01304 822373
Walmer and Kingsdown Golf Club	01304 373256
Royal Cinque Ports Golf Club	01304 374007

Royal St. George's Golf Club
Prince's Golf Club
Tides Leisure Centre

Healthcare

The Balmoral Surgery	01304 373444
The Cedars Surgery	01304 873341
St Richards Road Surgery	01304 369777
Buckland Hospital	01304 222510

Education

Primary Schools:	
Warden House	01304 375040
The Downs Primary	01304 372486
Deal Parochial School	01304 374464
Dover College Junior	01304 205969

Secondary Schools:	
Dover Grammar School for Boys	01304 206117
Dover Grammar School for Girls	01304 206625
Sir Roger Manwood's Grammar	01304 610200
Dover College	01304 205969
Duke of York's Military School	01304 245024
Kings School Canterbury	01227 595501

St Edmunds	01227 475000
Kent College	01227 763231
St Lawrence Senior	01843 808080
King's School, Canterbury	01227 595501
Kent College	01227 763231
St Edmunds	01227 475000

Entertainment

Dunkerleys Hotel	01304 375016
The Royal Hotel	01304 375555
Victuals and Co	01304 374389
The Dining Club	01304 373569
81 Beach Street	01304 368136
Little Harriet's tearooms	01304 369748
The Blue Pelican	01304 783162

Local Attractions / Landmarks

Walmer Castle and gardens
Deal Castle
The White Cliffs of Dover and Samphire Hoe
Betteshanger Country Park
Deal Pier
Knights' Templar Church, Dover
Saturday market Deal

EPC TO FOLLOW

Council Tax Band: G
Tenure: Freehold



GROUND FLOOR

Entrance Hall	15'0" x 13'10" (4.58m x 4.22)
Cloakroom	
Study Area	13'11" x 11'1" (4.24m x 3.38m)
Snug Area	15'5" x 12'0" (4.70m x 3.66m)
Lounge	17'4" x 17'2" (5.29m x 5.24m)
Kitchen	13'0" x 11'11" (4.40m x 3.63m)
Breakfast Room	12'6" x 11'11" (3.81m x 3.63m)
Dining Room	18'6" x 14'11" (5.64m x 4.55m)

BASEMENT

Cellar Room 1	15'6" x 12'0" (4.73m x 3.66m)
Cellar Room 2	13'11" x 11'2" (4.24m x 3.41m)

FIRST FLOOR

Landing	
Principal Bedroom	12'0" x 12'0" (3.66m x 3.66m)
En-suite Shower Room	
Dressing Area	10'8" x 7'5" (3.25m x 2.26m)
Bedroom 2	16'9" x 15'6" (5.11m x 4.73m)
Shower Room	
Bedroom 3	10'4" x 7'6" (3.15m x 2.29m)

SECOND FLOOR

Landing	
Bedroom 5 / Dressing Room	12'5" x 11'1" (3.79m x 3.38m)
Bedroom 4	16'6" x 12'0" (5.03m x 3.66m)
Bathroom	12'11" x 10'4" (3.94m x 3.15m)

OUTSIDE

Rear Garden
Side Garden
Driveway
Garage

OUTBUILDING 1 GROUND FLOOR

Barn	38'9" x 15'9" (11.82m x 4.80m)
Store Room	15'9" x 8'10" (4.80m x 2.69m)

OUTBUILDING 1 FIRST FLOOR

Barn Loft	18'6" x 15'9" (5.64m x 4.80m)
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OUTBUILDING 2

Annexe Kitchen / Living Room	17'11" x 17'9" (5.46m x 5.41m)
Annexe Bedroom	13'4" x 12'0" (4.07m x 3.66m)
En-suite Shower Room	

Fine & Country
Tel: 01227 479 317
canterbury@fineandcountry.com
23 Watling Street, Canterbury, Kent CT1 2UA

